



DRAFT MINUTES
JOINT MEETING OF
PARKS AND RECREATION COMMISSION AND
SCOTTSDALE PLANNING COMMISSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
APRIL 28, 2004

PLANNING COMMISSION

PRESENT: David Gulino, Chairman
Steve Steinberg, Vice Chairman
David Barnett, Commissioner
James Heitel, Commissioner
Jeffery Schwartz, Commissioner
Steven Steinke, Commissioner

ABSENT: Eric Hess, Commissioner

PARKS AND RECREATION COMMISSION

PRESENT: Leigh Hersey, Chair
Donn Loper, Vice Chair
Shelley Anderson, Commissioner
Dean Cerimeli, Commissioner
Nona Oliver, Commissioner

ABSENT: Bill Heckman, Commissioner
Stephen Owens, Commissioner

STAFF: Pat Boomsma
Debra Baird
Barbara Burns
Phil Kercher
Kroy Eblaw
Kurt Jones
Bill Verschuren

CALL TO ORDER

The joint meeting of the Scottsdale Planning Commission and Parks and Recreation Commission was called to order by Chairman Gulino at 5:15 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

REGULAR AGENDA

Municipal Use Master Site Plan (Coronado Site) request to review and recommend to the City Council the Municipal Use Master Site Plan for a public park that includes passive areas and facilities available for professional baseball training activities to the Commission for review and consideration. The plans refer to the +/-44 acre site located southeast of the intersection at Miller Road and Thomas Road.

8-UP-2004 (Coronado Park Site) request by City of Scottsdale, applicant, City of Scottsdale and 2 Odanoroc LLC, owners, a conditional use permit for a Municipal Use Master Site Plan for a public park to include passive areas and facilities available for professional baseball training activities on 44 +/- acres located southeast of the southeast corner of Miller Road and Thomas Road with Open Space District (O-S) zoning.

MR. EKBLAW presented this case as per the project coordination packet. He explained the Parks and Recreation Commission would make a separate recommendation on the Municipal Use Master Plan and the Planning Commission would make a recommendation on the site plan and use permit for the Municipal Use Master Site Plan. The two concept plans would then be forwarded to the City Council.

MS. BURNS provided a brief overview on the background and history as well as Scottsdale's relationship with the Cactus League. She provided information on the site selection process. She also provided information on the advantages of the Coronado site and the neighborhood and community benefits. She discussed the neighborhood outreach that has occurred. She reviewed the direction staff received from the City Council in December 2003. She also reviewed the modified site plan based on the input from the neighbors.

DAVID BOWERS, HOK, reviewed the conceptual plans for the site. He provided information on the flood control issues on this site. He provided an overview of Option A2 amended. He also provided an overview of Option B.

MR. EKBLAW reviewed the next steps. City Council consideration for action Wednesday May 26th. The plans would go before the Development Review Board. With construction beginning 2006 with open for Spring Training in 2007. Staff recommends approval, subject to the attached stipulations.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY.)

JIM BRONER, 8285 E. Via del Sol, provided information on the history of the Cactus League. He reported that the State of Florida has made it clear that they want all of the Spring Training leagues in their State so they need this project to continue to have the Cactus League in Arizona. He also reported on the economic benefits of the Cactus League. He remarked they contribute to many local charities. He further remarked the Cactus League is important to the quality of life in Scottsdale. He added that the Giants love Scottsdale.

JOHN BAIRD, Scottsdale Unified School District, presented information on how the funds from the Cactus League help Scottsdale School District. He stated he felt it is important for the Cactus League to continue in Scottsdale because of this partnership with the School District.

ERIC PLANETA, Odanoroc LLC, stated they are the people who own the eight acres on which the clubhouse, driving range, and parking lot sit. He further stated that the agenda is incorrect because it stated they are the applicants and that is not correct. He reported that they are not in favor of this project. He showed pictures of what open space looks like. He further reported that currently the golf course is not in the best condition but they hope to be able to make improvements. He suggested that the City steps back and takes a look at how they would be impacting the neighbors. He urged them to postpone this request and have staff go back and review the many alternative sites for this baseball training facility and think outside of the box and find an alternative site.

CARY LEY, 2571 N. Miller Road, stated that his property value has remained steady. He further stated that the golf course has not been maintained. He reported that he supports what is being proposed tonight because he felt it is what is best for Scottsdale. He further reported that they need to keep the Giants in Scottsdale.

HARRY LUNDGREN, 2837 N. 76th Place, stated that he lives along side the clubhouse on Coronado and is the closest house to what is happening. He further stated that he has lived there for 28 years and bought a golf course lot and paid a premium. He remarked that he did not see the amended plan until 3 o'clock today and has not seen the details of the plan. He concluded that he is against this plan.

ROBERT BROWN, 7753 E. Verde Lane, stated that he would hope the Commissions would rule on the site plan and make their determination based on the land use and not the economic benefits or amount of money that is donated to charity.

ROBERT HOWARD, 7804 E. Vernon Avenue, stated that he lives within three blocks of the Coronado Golf Course since 1967 and has played golf there many times over the years. He further stated that he was confident that the committee working on this recommendation has taken into consideration many other possible locations before selecting this site. He remarked the San Francisco Giants bring a lot of visitors and has a tremendous economic impact on our city. And if they do not act to enhance their training facility, they run the risk of losing them to another city. He concluded that he is in favor of the proposed plan to develop the Giants Spring Training facility and did not think it would decrease their property values.

VICKI BILBREY, 2507 N. Miller Rd, representing El Cuadro homeowners, stated that 37 out of 38 homeowners would like to see the golf course stay.

CLIFF WHITTLE, 8231 E. Keim Drive, stated that he felt the Coronado Golf Course should stay because it is an entry level facility and one of the greatest needs in the United States is for this type of course. He reported that hundreds of golfers have signed a petition to save this course.

BOB HOWARD JR., 10743 E. San Salvador, stated that he is a member of the Scottsdale Charros. He further stated that other teams have moved to the west side of Phoenix. He explained there are two reasons why Spring Training is so successful in Scottsdale. The first is the stadium is in the downtown area so on game days 10,000 or more people stream out of the stadium into the downtown. They are one of the few stadiums that benefit from Spring Training. The second is that the Giants routinely have the top attendance of all the Spring Training teams in Arizona. He reported that the Giants have the worst practice facility in the Cactus League. He further reported through negotiation and compromise they have come up with a plan. He concluded this is the best site for the facility in Scottsdale.

CHAIRMAN GULINO reminded the people making public comments to keep their remarks focused on the land use issues noting there has been very little testimony regarding the site plan.

DARLENE PETERSEN, 7327 E. Wilshire Drive, stated that she has lived in this area for 46 years. She further stated that the day this was announced she and another citizen met with the Charros and then she visited the golf course, that she had not been to years, and saw that it has not been maintained. She reported that she supports the plan and is in favor of Plan A. She further

reported they need to keep the visitors coming to Scottsdale. She noted that since the city owns most of this land it is a perfect place for the training facility.

MICHAEL MERRILL, 8713 E. Vernon Avenue, representing Citizens For Responsible Development, stated they support Plan B. He provided information regarding why they support this plan. He explained that if they were to put the money necessary into redoing the golf course it would no longer be affordable.

FRANCIEN RANDALL, 3614 N. 80th Place, spoke in opposition to this plan. She stated this site is supposed to be used as open space and if they were to replace it with this training facility, they would be violating the intent of the gift and would not be adhering to the deed restriction. She further stated that this is the only open space left in this area. She commented on the hidden costs that would be associated with the training facility. She further commented that this is the only affordable golf course left.

STEVE DAVIDSON, 10515 E. Lakeview, representing Boys and Girls Club of Scottsdale, spoke in support of Plan A. He stated their only concern is regarding the parking on Murray Lane and for the safety of the children at the Boys and Girls Club. He thanked the Charros for their support.

SHARI ZANOFF, 2846 N. 77TH Place, stated that she was against the project but was not against finding a feasible facility in Scottsdale. She inquired if they have investigated any sites without homes directly adjacent. She expressed her concern regarding construction and how it would negatively impact their homes and that would decrease their home values. She stated this project would decrease the amount of open space and create more traffic. She requested they look for a win/win situation where they can keep the Giants and not put a training facility in their backyards.

DON CARSON, stated that he supports Plan A. He further stated that he was proud to be a Charro. He reported the Charros have done a lot of good work in the city and worked hand in hand with the City. He further reported that they cannot under estimate how much tourism drives the engine of this city. He commented they couldn't put a price on the PR generated by Spring Training that brings people to the Valley and specifically to Scottsdale.

JON UNAITIS, 7704 E. Lewis Avenue, stated that his home overlooks the entire area for the proposed practice fields. He further stated the reason they picked this area was because they wanted the views and paid a premium for them. He remarked that he felt the proposed facility would bring crime, cars, and garbage to this area. He expressed his concern that the wildlife would migrate from this area. He requested staff take another look at the alternative sites.

ROBERT USDANE, 2413 N. 76TH Place, stated that he lives in this area and when he purchased his home it was with the understanding that it would remain a wash. He recommended this request be postponed until the deed restriction issue is resolved. He discussed his concerns regarding drainage on the site. He concluded that he did not want to lose the Giants.

LYLE WURTZ, 6510 E. Palm Lane, stated that he has strong feelings about picking the Coronado site because south Scottsdale has long had the types of establishments that are not desired in the north. He further stated the latest scam is the McDowell Mountain Preserve, which they are asked to spend money on bringing open space to benefit dramatically the land values in the north. He inquired how would the people who own homes on the golf course in the north like having this facility in their back yard. He noted that he felt very strongly that the last open space in the south Scottsdale should not be taken away for baseball training activities. This proposal would take away the last affordable course. He remarked that he felt this is already a done deal and that they have disregarded the citizens concerns. He concluded that he felt a higher court should be making this decision.

TIM BRAY, 11181 E. Turnberry Rd, spoke in favor of this request. He stated the plan adds open space. An improvement is that there would be no lights in this area. The landscaping would be enhanced. He further stated that he sees this as an extension of El Dorado Park. He concluded that he supports Plan A.

JOHN REANEY, 7650 E. Sheridan, representing The Coalition for the Preservation of Coronado Golf, stated that he was opposed to any commercial venture being built in the Indian Bend Wash. He further stated that there is already limited open space in south Scottsdale for public use.

FRED LOPORTO, Coronado Preservation Coalition, stated that he could not help but feeling a sense of betrayal by the City of Scottsdale and the Charros because they don't seem to have any regard for the damage, they are doing to a neighborhood that is a signature of south Scottsdale. He further stated that he moved to this area six years ago because they wanted to live near a golf course. He remarked that he felt the proposed facility would depreciate the value of their homes. He urged them not to decide on this subject tonight.

DAN DJUDOVICH, 2503 N. Miller Road, stated that he moved to Scottsdale in 1956, at which time there were only two streets. He further stated that he is against this plan for the Giants training facility. He discussed his issues regarding drainage in this area.

AMY MACAULAY, 8738 E. Highland Avenue, spoke in opposition to this request. She stated the Indian Bend Wash is a beautiful piece of open space and supports wildlife and mature trees and should be retained as open space.

BOB FELTMAN, 8524 E. Via De Beueza, stated that he has been a resident in Scottsdale for 20 years. He further stated that currently he is the President elect for the 1,100 volunteers that serve the Scottsdale Health Care System. He explained that Scottsdale Health Care is a nonprofit community hospital for people who live in Scottsdale. He further explained that it is important to understand that much of the funds for the equipment and buildings are derived from the Giants being here for Spring Training. He reported that they have received a generous check from the Charros and those funds have supported the hospital in many ways.

BARRY TASCHNER, 2401 N. 76th Place, stated that he had serious concerns about both of the plans. He expressed his concern regarding how traffic on Murray Lane could affect the Boys and Girls Club. He reported the parking lot needs to be preserved for the Boys and Girls Club. He further reported that he would like to see Item M on the Legend for Option A2 be removed. He concluded that he felt this facility would adversely impact his property. He added that he does not need a parking lot behind his house.

JOHN GRECO, 2843 N. 76th Place, stated that they are all residents and taxpayers and this is not an easy situation. He further stated that he was in favor of a win/win situation. He explained that he was not here to speak for or against but would like to address the integrity of the process. He reported no where is it written that accepting charity shall allow the charity given to harm others. He further reported that development should maintain and improve the quality of life. He suggested they find a place to accommodate the Giants that would not harm the neighbors. He presented information on all of the large buildings that already exist in this area. He inquired where are the traffic studies and three-dimensional models. He further reported that there has been no public input on the amended plan. He remarked that he felt this should be sent back to staff to look at other sites such as the fire department site. This should be measured against the General Plan. He inquired if they need 120 parking spaces.

JAMES MCCAY, 2647 N. Miller Road No. 21, Coronado Preservation Coalition, stated they would respectfully request the City of Scottsdale remove and relocate this proposed project to a more appropriate location in favor of future improvement to the Coronado Golf Course. He further stated this proposal should be checked to see if it is consistent with the General Plan and complies with the City Shape 2020 guiding principles. He presented information regarding how he felt this project would violate the six guiding principles. He presented information on the density in this area and the importance of open space in this area.

KIRK JOHNSON, 7840 E. San Miguel, stated that he is a member of the Scottsdale Charros and has been involved in this process since the beginning. He further stated that well over 10 sites were evaluated by city staff noting that

the Los Arcos site would be the best site but the city did not have the funds to purchase the property. He reported that this plan would provide more open space and would free up ball fields at Indian School park for youth teams. He explained that the golf course needs significant investment to keep it viable, which would force higher fees. He further remarked that a misconception is that taxpayers would be paying for this project but the Tourism and Sports Authority would fund the majority of the project. He remarked that it is better to lose one of the hundreds of golf courses than our only Spring Training baseball team.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY.)

MR. EKBLAW addressed the questions raised in public testimony. He explained with regard to the parking concerns this facility is not being designed for spectators and will be an access controlled facility so there will not be spectators watching the major league practices. He further stated with regard to traffic there is an analysis for trip generation contained in the Commission packet, done by the City's third party engineer, and during peak use this practice facility would generate less traffic than the existing nine-hole golf course and driving range. He discussed the dimensions of the setbacks for the facility and the parking.

MS. BURNS reported that the plan would have very limited public access to the facility in terms of the Giants training areas. She further reported it is not the intent of the City to have regular little league games or anything of that nature. She explained the neighbors' concerns are regarding the level of activity on the site. If there are requests for specific baseball activities on the site such as senior baseball tournament, the City would be the authority that people would come to in terms of the reservation policy. In discussions with the neighbors and the Giants, they would come to a determination on the policy.

She explained with regard to the comment of expanding the current facilities on Indian School Park, the city staff did seriously look at this option and due to the insufficient space for the fields and depth of the fields it was not a viable plan. She reported the amended plan does offer a number of opportunities for mitigation but if any of the residents have continuing ideas regarding looking further into this they would be more than happy to do that.

MR. BOWERS reported that this parking lot would be one of the smallest parking lots in the Cactus League and this is a concession made by the Giants in working with the sensitivities brought up by the neighbors. He further reported that staff would park elsewhere and would be bused into the site.

CHAIRMAN GULINO requested the Parks and Recreation Commission comment on the proposed plan followed by the Planning Commission's comments.

COMMISSIONER OLIVER stated that she has lived in the south Scottsdale since 1959 and supports this facility. She further stated that she felt this was the best location for this facility. She commented that she felt they would be able to find some place else to play golf. She further commented there is an old Chinese saying: "Time changes and things change". They have to change with the times to make this a great piece of property.

COMMISSIONER CERIMELI requested information about the buffers from the property line on the west side for option A2 amended. Mr. Bowers replied on the west side it is a distance of 100 feet to the closest neighbors. The north side is 75 feet from the property line.

COMMISSIONER ANDERSON requested further clarification on the parking. She inquired if the parking at the Boys and Girls Club became a problem in the future would it be possible to have a provision controlling that parking. Mr. Ekblaw replied the intent is to have controlled access and there would be limited access to the parking facility. Commissioner Anderson inquired if there became a problem would the City be able to make some sort of parking permit or have some control over this parking. Ms. Baird replied the parking lots are always open to the public but there could be signage put in the neighborhood saying no parking at the request of those neighbors.

VICE-CHAIR LOPER stated there was a concern brought up in public testimony regarding Item M in the Legend noting that he felt had not been adequately addressed. The concern was there will be many San Francisco Giants parking in that area and there is concern seeing an overflow parking lot where there is none. Mr. Ekblaw stated the intent will be to have security during Spring Training so that spectators and interested fans cannot loiter in those areas.

Vice-Chair Loper requested information regarding the improvements to the wash. Mr. Bower reviewed the improvements that will be made to the wash. The Civil Engineer, provided information on the improvements requested by the Corp to improve the drainage in that area.

Vice-Chair Loper inquired for comparison purposes, what is the height of the Fire Station that is nearby. Mr. Bowers replied 17 feet.

Vice-Chair Loper inquired if there would be fencing on the eastern edges of the fields. Mr. Bower replied each of the fields would have a chain link fence around them. He explained that it is the Giants desire to have wind screening on critical portions of these fences to give a back drop for players receiving balls from the outfield. He further explained that it would inhibit the views of the fields in some areas noting there would be vision ports in them.

Vice-Chair Loper inquired if Option B is chosen what would happen to the adjacent property's 7.5 acres. What is the zoning. Mr. Eblaw stated the zoning is for open space. It would need to be an open space use or it would require rezoning and a General Plan amendment.

Vice-Chair Loper inquired about the height of the observation tower. Mr. Bower replied it would likely be 12 feet.

Vice-Chair Loper inquired in Option B if there is a plan for westbound turning into the site from Thomas. Mr. Ekblaw stated that is one of the elements that they will continue to look at as they go into more detail of the design. Mr. Kercher stated in order to provide for a left turn the median would have to be modified. There will be further analysis as they go through the process.

COMMISSIONER ANDERSON requested clarification on the building heights because of the fact that they would be at a lower level to begin with. Mr. Ekblaw replied it would depend on the finish grades noting he was not sure there was much of a drop. The maximum would be 24 feet. He noted they understand the neighbors' desires to protect their view shed and the Development Review Board will review the design and setbacks.

VICE CHAIRMAN STEINBERG stated that these reasonable golf courses are proving grounds for future generations of great golfers. Before they remove an amenity, he would have liked to see studies on the re-use or expandability of the existing facility to see what staff went through to make that facility work. He remarked the proposed clubhouse is below the Cactus League requirements. He inquired if the City builds either of the two plans will the Giants stay. He further inquired if the Giants have seen the two proposals. Ms. Burns replied the Giants have seen the two proposals and if one of the plans is implemented, they have committed to a 20 -year agreement to stay with the City of Scottsdale.

Vice Chairman Steinberg stated if they go with Plan B it has been touched on that access is poor if they have to rely on access from Thomas right in right out is a poor solution but they would be able to get a left in right out only. Mr. Ekblaw replied staff would continue to look at that and believed the left in is viable and they would do further study on the left out.

Vice Chairman Steinberg inquired if the windscreen fencing around the ball field could be considered like a building on the site so that the field would not be considered open space. Mr. Ekblaw stated from a land use standpoint, the ball fields and the accessory uses are considered open space under the zoning ordinance. Vice Chairman Steinberg inquired if tennis courts with opaque screening would be considered open space. Mr. Ekblaw replied in the affirmative. Vice Chairman Steinberg inquired if the screening around the fields would be in place 10-12 months a year. Mr. Ekblaw replied in the affirmative.

Vice Chairman Steinberg stated that he knew he was not suppose to bring this up but it sounds like they might have a protracted legal battle, which might alienate the Giants. He inquired if that is something the Legal Department has thought about. Ms. Boomsma replied in the affirmative and they believe the City Council will need to make the decision at the time of the hearing.

COMMISSIONER BARNETT stated that the issues of economic considerations, open space and ball park consideration have been brought up. He discussed the process city staff has gone through in evaluating the different sites and now it is down to the last two iterations and site B has three fields lined up on government owned current open space property. The second site is basically the staff going out and saying this is privately held property they don't have the rights to. There has been testimony the landowner does not want to sell, but staff has gone ahead and made plans on top of someone's property. They have already killed the property owner's business.

He reported that when he looks at these two options, he has not heard one thing from city staff that says that one of these options is significantly better. They are both presented as equal options. No one in the audience said either one of the options was significantly better. He added that he is assuming the Giants and the neighbors are happy with Option B he does not know why they are considering Option A since the city does not own the property. He further added that the Commission should vote either on Option A or Option B noting that he would be in favor of Option B.

COMMISSIONER HEITEL stated that he would agree with Commissioner Barnett that they should take separate votes on each of the options. He inquired about the site planning process and if they considered planning alternatives that perhaps the training facility could have the nine-hole golf course snaking around it without the driving range or having a driving range facility without the nine holes to try and accommodate the different parties. Mr. Bower replied that with the 16 plans that were developed they did not study retaining any of the golf course. He noted that they were not asked to study reuse of any of the golf course in their design. Commissioner Heitel noted that bothered him a little.

Commissioner Heitel stated that clearly the training facility is necessary amenity in the City of Scottsdale.

He inquired if the City has ever imposed a municipal use master site plan on somebody's property without consent prior to taking an action to acquire it or would this be setting a new precedence by having the Planning Commission act as the instigator of a condemnation action. Mr. Ekblaw replied there have been General Plan amendments and Zoning actions that have been initiated by the city over the years. He stated that he was not in the position to respond to whether a use permit of this sort has been but it is consistent and is enabled by

the General Plan amendment and the zoning amendment on property and it has been done in the past by the city. Ms. Boomsma replied the City has the power to do that but right now they are in the concept stage before they take any legal action to pursue it and that is what this Commission is being asked whether it is a good plan or not.

Commissioner Heitel stated the access issue on Murray Lane troubles him on both of the concepts and he would hope in any direction that is taken they ensure parking does not occur in the surrounding neighborhoods.

He remarked he would not favor option A2 because he is uncomfortable being a party to a condemnation action. He further remarked his other concern is that the remaining 7-acre parcel will be rezoned to a density consistent to the adjacent properties.

COMMISSIONER SCHWARTZ stated that he would like to take the Giants out of the equation and just talk about the ball fields, parks things that are missing in this area. He further stated that he felt the golf course is a loser because he did not think anyone could look at the economics of a nine-hole course and the reinvestment it would take and determine to build a nine-hole golf course here. They then need to address the issue that they need more ball fields here and how to design them to have low impact on the neighborhood and design some ball fields for our kids. This is a perfect site for this training facility and is an extenuation of El Dorado Park.

He remarked he felt that they need to do some studies on views and impacts of the views from the neighborhood. He further remarked that as they go through the exercise they would determine that the baseball fields would have little or no impact on the long views of the Camelback or McDowell that are off in the distance. He added that he felt dealing with the height, the backstops, the fences and how they are located, determine if the fields are depressed or not and determining the dimensions of the fields are very important. He felt they should work on either option in case they do not acquire the adjacent site then they have option B. He added in 2005 the golf course could go away somebody has property rights and nothing prevents them from coming in and requesting a higher use consistent with the adjacent properties. He concluded this is a winner they have 21 acres of open space and some new baseball fields for the community. He added that he prefers plan A but believed they need to move forward with both plans because they are unsure of how the negotiations may go on the adjacent parcel.

CHAIRMAN GULINO inquired if it is the intent that both plans move forward. Mr. Ekblaw stated that staff is not looking for a choice between A and B they are looking for direction on both plans. Staff is looking for feedback on the land use

issue. He further stated that City Council would make decisions regarding ownership and the legal risks.

Chairman Gulino reminded everyone that the two Commissions are not approving anything tonight that they are advisory boards forwarding recommendations to City Council. Ms. Boomsma encouraged both Commissions to keep their remarks focused on the land use aspects of the two proposals.

COMMISSIONER STEINKE inquired about the barrier on Options A and B between the property owners homes and the fields that would prohibit or reduce fans from walking between the houses and making their way out on to the fields. Mr. Bower replied in each of the plans the buffer is open area noting that most of the neighbors already have walls that would separate them from the fields. They do not plan any additional fences on the property line. The concept plan indicates in order to secure the site 100 feet in from there is an ornamental iron fence that's only purpose is to secure the site.

Commissioner Steinke stated that overtime various visions have changed and they have to change with them. He further stated that Scottsdale is known worldwide for golf and that will not go away. He reported there has been a great deal of vision that has gone into investigating these sites. He further reported that he did have a problem with the question of precedence on placing a municipal master site plan on property that we do not own.

He remarked that he believed in the San Francisco Giants staying here in Scottsdale and he believed Scottsdale will continue to be a wonderful place to play golf and there are ways to make this a win/win situation. He further remarked the developer and city staff have tried hard to address the issues with the property and the people who live nearby. He added that he believes it is a good use and the initial site plan meets the standards that the Giants are looking for. He concluded that he was troubled by plan A2 as amended and for that reason he would consider Option B as the best option.

COMMISSIONER BARNETT stated that he had a problem with the city staff not giving them options of how they can forward this to the City Council. He further stated their job is to give advice to the City Council. Mr. Ekblaw explained it is not a matter of not giving the Commission flexibility to make comments on both plans as they see fit. He further explained that the City Council asked for alternative plans to come forward. It was not staffs' intent to look for choices between the plans but rather to receive input on both plans. Chairman Gulino stated the Commission has the choice of forwarding the plans with a recommendation for approval, denial, or continuance.

MS. BURNS stated that she just received some additional information regarding the question on attempting to preserve part of the golf course with the training facility. She reported that before the City hired HOK staff did look at the option of preserving the golf course with the practice field complex and after doing the site analysis it was determined it was not a viable option.

CHAIRMAN GULINO stated with regard to Option B one of the issues that has not been discussed is the access road into the parking lot. It seems there is an open space that will now be a driveway to 120 parking spaces so he would be

opposed to that driveway as it is presented. He further stated that he prefers site Plan A to Plan B. He inquired what happens with the privately owned parcel if they go with Plan B. He noted it could be left as open space, which could create some problems for the current owner. It does not look like residential or any kind of use on there would be fair to the residents adjacent to the parcel. He further noted in his opinion it is an all or nothing type of proposition.

Chairman Gulino requested information on the hydraulics of the wash. The Engineer for the project provided information on the hydraulics of the wash noting they do have a grading plan and re-grading of the wash. Chairman Gulino inquired with the re-grading plan if a majority of the trees could be left. The Engineer for the project replied in the affirmative noting that they might lose a few trees but they won't know until they have the final design.

Chairman Gulino inquired about the operation program for this site. Ms. Burns replied the hours of operation are from 7:00 a.m. to 2:00 p.m. and it is possible that will be seven days a week.

Chairman Gulino stated that the practice fields on Camelback and Hayden even in March do not attract big crowds of people standing around the fence watching. He inquired even if there is that potential is there a provision in place that they don't create a circus around this site during Spring Training. Mr. Bower stated at the current facility on a good day there are maybe 100 fans and generally, they don't come out to see the minor leaguers so it is a non-issue. With regard to the fans coming to this site with the wind screen it will be difficult to see in and the fact that they are not providing fan parking this site is not conducive to a lot of fan visitation.

Chairman Gulino stated one of the strongest issues for him that when you go up and down the wash it is not truly public open space unless you want to pay to play golf. What he sees before them here would open up about half of that area to walking a dog, playing Frisbee, and those type activities. He explained that golf verses baseball from a planned use perspective is the same thing and in some respects given the fact this is going to be a high-end training facility it might actually be less intrusive especially with the lights going away. He reported that several years ago somebody was hit in the chest by a golf ball and it nearly killed them so that is something else to think about because golf brings with it certain hazards. Noting that obviously golf is not bad.

He remarked that he supports the change and prefers Plan A2 noting that some details need to be worked out. He explained that he does not live in this area but tried to put himself in the position if he had one of the homes adjacent to the park and he would prefer the baseball facility rather than the golf. He further remarked that he would support a motion to pass this to the City Council with a recommendation for approval and when they get to that point will add stipulations specifically to what the DR Board look at.

Chairman Gulino turned it back over to the Parks and Recreation Commission for comment and a motion.

COMMISSIONER ANDERSON stated that in a perfect world she would like to have both uses accommodated.

COMMISSIONER ANDERSON MOVED TO SUPPORT EITHER A2 OR B AS NEEDED AND SUPPORT THE MUNICIPAL USE MASTER SITE PLAN. IN ADDITION, PARTICULAR ATTENTION PAID TO THE PARKING ADEQUACY AND PLANNING. SECOND BY VICE-CHAIR LOPER.

CHAIRPERSON HERSEY stated that Commission Heckman was unable to attend this evening because he is working out of state and requested the following is read into the record:

1. Many alternative locations were extensively explored, but only Coronado made economic and geographic sense. Scottsdale owns all 7.5 acres and if needed can site the facility on city land without even having to purchase the private acres if the owner does not wish to sell. Both of the alternative sites appear to be workable.
2. It is imperative that whichever site plan is selected that the remainder of the property is maintained as a public open space park with maximum landscape and treescape buffers to enhance surrounding neighborhoods.
3. The Coronado Golf Course has not been kept up to appropriate standards and would cost significant funds to upgrade. If funds were obtained, they would have to be passed along to golfers negating the low cost current benefit.
4. Neighbors primary concern is frankly and understandably for their property values. I believe the new park would actually enhance values from the new public open space and superior maintenance as a city facility.
5. Although both of the top 2 site plans being recommended would work, I hope we can negotiate a fair purchase price of the 7.5 acres privately held to ensure the best solution for all concerned.

The current golf course is a bad loss. But it is in such bad condition that the proposed improvements and public access to the majority of the site maintained by the city as a Park setting is the right decision.

COMMISSIONER CERIMELI stated they are being asked to forward two options for turning this facility into a baseball park. He further stated that he read all of the emails from the community and the majority of the issues and concerns are

related to have they looked all the sites in the city. The other concern was regarding using tax dollars and the city staff has addressed that issue. He explained that all of the issues have been addressed. He concluded that he supports both options going forward.

COMMISSIONER OLIVER stated that she lives in south Scottsdale and she believes that this land needs to be taken care of. She further stated either plan would be fantastic and she would be voting in favor of the motion.

CHAIRPERSON HERSEY stated that she lives within two miles of this facility and uses the night driving range. She further stated that she felt it is very important that the City builds this new facility and it will provide additional fields for youth baseball to use freeing up fields at Indian School Park. The city desperately needs more fields for the youth. In addition, there will be more open green space for residents to use. She reported the City of Scottsdale has done a wonderful job maintaining their fields. She further reported that although tonight was the first time she saw the amendments to A2 she likes the improvements and was pleased they listened to the residents and were able to make some improvements.

She noted that one of the speakers mentioned that a lot of the sports clubs are moving to the west valley where there are lots of parcels of land that are open for building such venues. She further noted that they have used up almost all of the land here in the city and they are not able to have a large site like the other facilities. And they are going to have piece this together. She further noted that this will be the best move that they can make.

Chairperson Hersey called for the vote.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

COMMISSIONER HEITEL MOVED THAT THEY TAKE TWO VOTES ON THE SITE PLAN SO THEY CAN TRANSMIT THEIR PREFERENCE TO CITY COUNCIL. SECOND BY COMMISSIONER BARNETT.

(A VOTE WAS NOT TAKEN.)

CHAIRMAN GULINO stated it was his impression that they were not to do it that way. Mr. Ekblaw stated if it makes it easier for the Commission to make their statements to the two plans and forward two different recommendations that would work.

COMMISSIONER HEITEL MOVED TO FORWARD 8-UP-2004 OPTION A2 AMENDED TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT THAT IT MEETS THE USE PERMIT CRITERIA.

MR. EKBLAW inquired for clarification if the motion is for A2 as amended by Parks and Recreation Commission. Commissioner Heitel replied in the affirmative.

COMMISSIONER HEITEL stated he felt that is a better site plan and protects some open space for the existing property owners the alternative would end up forcing the private property into high-density residential dwellings.

COMMISSIONER SCHWARTZ SECONDED THE MOTION WITH THE ADDED STIPULATION THAT THE DEVELOPMENT REVIEW BOARD PAY ATTENTION TO THE AESTHETICS AND ADJACENCY OF THE STRUCTURES THAT WILL BE BUILD HEIGHTS OF BACKSTOPS AND LOCATION OF BACKSTOPS TO MITIGATE ITS IMPACT ON SURROUNDING NEIGHBORHOODS.

COMMISSIONER HEITEL stated he would accept that amendment to the motion.

VICE CHAIRMAN STEINBERG REQUESTED ADDITION OF A STIPULATION TO MAINTAIN THE MINIMUM 100 FOOT BUFFER BETWEEN THE RESIDENTIAL AREAS AS CURRENTLY SHOWN ON THE AMENDED A2 SITE PLAN.

COMMISSIONER HEITEL stated he would accept that amendment to the motion.

MR. EKBLAW stated for clarification that is the fields because the clubhouse and parking are closer. Vice Chairman Steinberg replied in the affirmative.

CHAIRMAN GULINO REQUESTED AN AMENDMENT TO THE MOTION THAT THE DR BOARD PAY ATTENTION TO THE TREES AND TRY TO MAINTAIN AS MANY OF THE EXISTING TREES AS THEY CAN AND THE CHARACTER AND LOCATION OF THE BUILDINGS BE TAKEN INTO CONSIDERATION.

THE MAKER OF THE MOTION AND THE SECOND AGREED TO THE AMENDMENTS.

CHAIRMAN GULINO CALLED FOR THE VOTE.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO TWO (2) WITH COMMISSIONER BARNETT AND COMMISSIONER STEINKE DISSENTING.

COMMISSIONER SCHWARTZ MOVED TO FORWARD OPTION B TO THE CITY COUNCIL WITH A RECOMMENDATION FOR DENIAL BECAUSE IT IS NOT A SUITABLE OPTION. SECOND BY COMMISSIONER BARNETT.

COMMISSIONER BARNETT inquired if a yes vote would be for denial. Ms. Boomsma replied a yes vote would be a recommendation for denial. Commissioner Barnett retracted the second to the motion.

VICE CHAIRMAN STEINBERG SECONDED THE MOTION.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO TWO (2) WITH COMMISSIONER BARNETT AND COMMISSIONER STEINKE DISSENTING.

WRITTEN COMMUNICATION

There was no written communication.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at 9:00 p.m.

Respectfully Submitted,

"For the Record " Court Reporters